

Summary of Jackson County 2015 Annual Adjustment Methodology

Method

The sales comparison method using local market data was used to adjust the assessments in Jackson County for 2015. The annually adjusted values used in the 2015 ratio study were developed based on market sales transactions and any changes in parcel characteristics discovered during Phase I Reassessment and 2014/2015 new construction field activities. The sales used for the 2015 annual adjustments were from March 2, 2013 to March 1, 2015. Additional years were added when there were an insufficient number of sales in a particular property class. The land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size and improvement type and age, and any other factors deemed relevant. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors.

Due to the lack of adequate paired sales or re-sales data, a reliable indication of overall market movement in Jackson County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been applied to any property class.

The additional tab "Sales Reconciliation" provides an explanation of all sales identified in the "*Jackson Sales Reconciliation 04-10-2015.xlsx*."

Industrial Improved Properties:

Sales for improved industrial properties were expanded to include valid transactions occurring from March 2, 2011 to March 1, 2015. There were 2 valid industrial sales during this expanded sales horizon. They were combined with the improved commercial property sales for analysis.

Commercial Properties:

Sales for improved commercial properties were expanded to include valid transactions occurring from March 2, 2011 to March 1, 2015. There were 31 valid sales countywide whose data were combined for analysis.

Commercial and Industrial Land:

Sales included in the analysis for vacant commercial and industrial properties were expanded to include valid transactions occurring from March 2, 2011 to March 1, 2015. There were 4 valid individual sales for vacant commercial and industrial properties during this time period. Due to the low number of sales, these sales were combined with the improved commercial & industrial sales for analysis.

Residential Properties:

VACANT: Sales for vacant residential properties include all valid transactions occurring from March 2, 2012 to March 1, 2015. There were an insufficient number of sales to allow for a credible analysis of any individual township. Due to the low number of sales, the Spearman Rank test was performed which showed no evidence of vertical inequity.

IMPROVED: Sales for improved residential properties included all valid transactions occurring from March 2, 2013 to March 1, 2015. It was necessary to group Carr and Driftwood Townships, Grassy Fork, Hamilton and Owen Townships and Pershing, Salt Creek and Washington Townships in order to enhance the statistical reliability of the study. The sales used in the combined analysis of Pershing and Washington Townships, as well as, Carr and Driftwood Townships were less than 20 each. The Spearman Rank test was performed one each of these groupings and showed no evidence of vertical inequity.